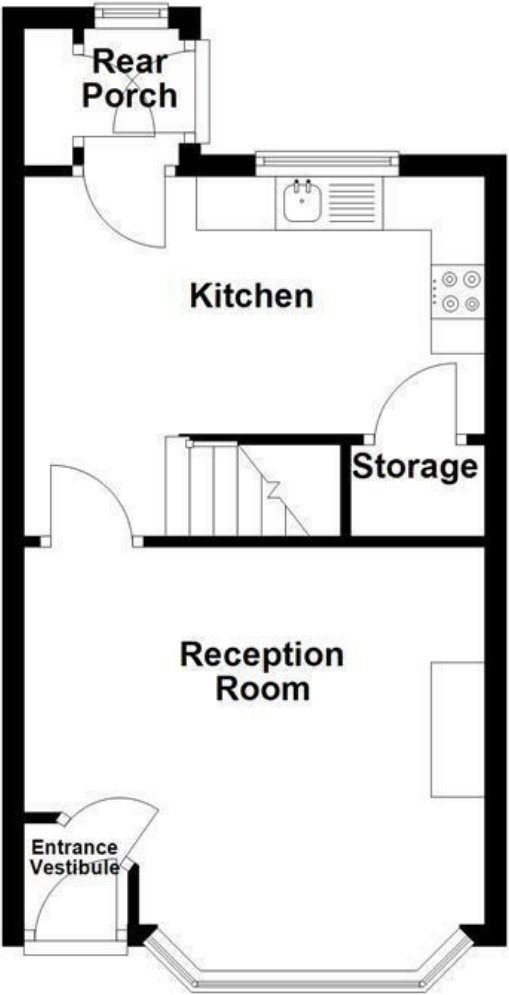


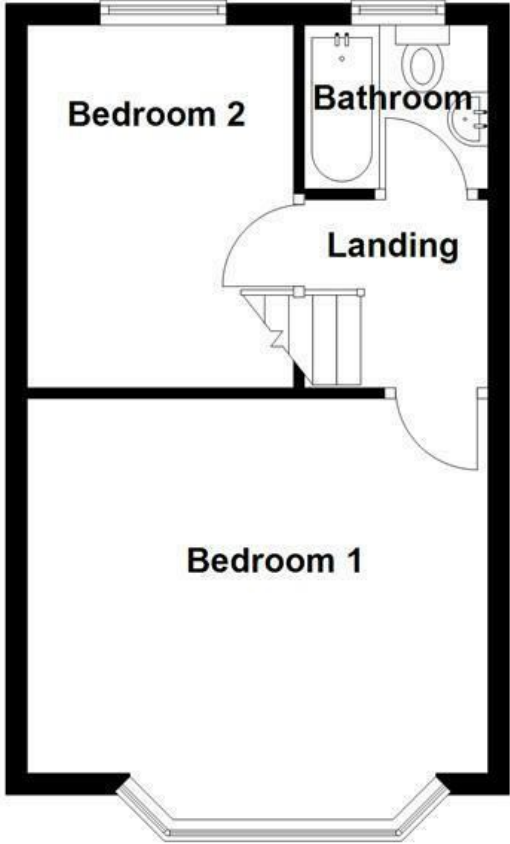
Ground Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Cobden Street, Heywood, OL10 1AX

Offers Over £150,000

Welcome to this charming terraced house located on Cobden Street in the heart of Heywood. This delightful property boasts a modern finish and offers a comfortable living space of 667 square feet, making it an ideal home for individuals or small families.

As you enter the ground floor, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. Adjacent to the reception room is a well-appointed kitchen, designed with functionality in mind, allowing for easy meal preparation and family gatherings.

The first floor features two generously sized bedrooms, each offering ample natural light and a peaceful retreat for rest and relaxation. Completing the upper level is a contemporary bathroom, equipped with modern fixtures to cater to your daily needs.

One of the standout features of this property is the private rear garden, providing a lovely outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day.

Situated in a convenient location, this home is close to local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and accessibility. This terraced house on Cobden Street is a wonderful opportunity to own a modern home in a vibrant community. Don't miss your chance to make it your own.

Cobden Street, Heywood, OL10 1AX

Offers Over £150,000

 2  1  1  E

- Tenure Leasehold
 - On Street Parking
 - Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Ideal First Time Buy With Viewing Essential
- EPC Rating E
 - Modern Fitted Kitchen
 - Enclosed Garden Spaces

Ground Floor

Entrance Vestibule
3'2 x 3'1 (0.97m x 0.94m)

Reception Room
14'1 x 11'6 (4.29m x 3.51m)

Kitchen
14'1 x 11' (4.29m x 3.35m)

Rear Porch
4'9 x 4'2 (1.45m x 1.27m)

First Floor

Landing

Bedroom One
14'1 x 11'6 (4.29m x 3.51m)

Bedroom Two
11'1 x 8'1 (3.38m x 2.46m)

Bathroom
5'7 x 5'6 (1.70m x 1.68m)

